

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2465 San Marcos Avenue, APN 539-032-02

P1. Other Identifier: \_\_\_\_\_

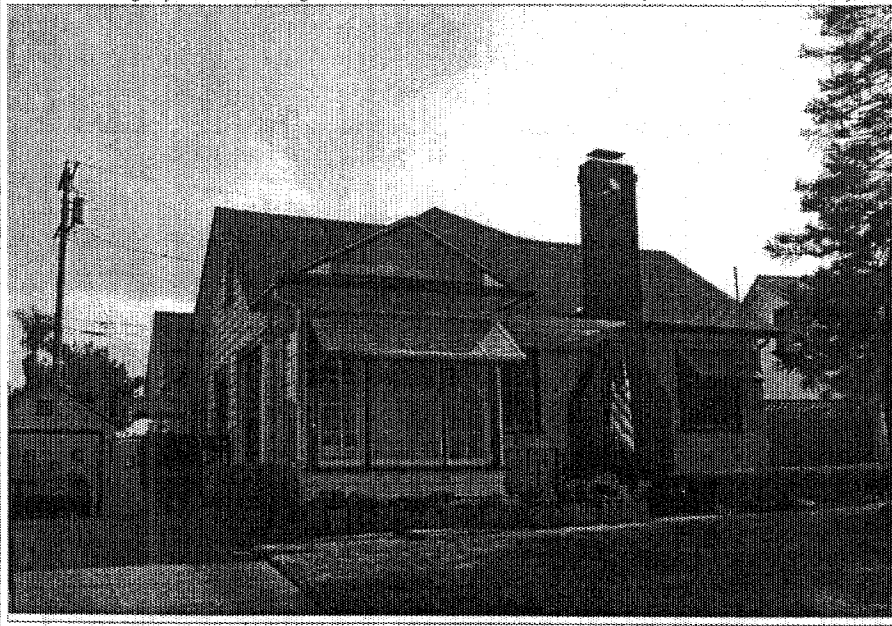
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2465 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-032-02; Legal Description: L2 BF TR1402/POR; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1920 in the Craftsman Cottage style with Colonial Revival motifs. The house is one story with two medium pitch gable roofs joined by a middle section with a taller roof line. The exterior wall material is horizontal wood siding. Side vents run under the roofline and the chimney is brick. The small side porch under the pediment appears to have been enclosed. Original double hung multi-light windows throughout, except in the enclosed porch area where the multi-light windows are fixed. The main entry is on the side of the house, with a wide entry door flanked by sidelights, but the original entry may have been under the pediment on the front of the house. Aluminum slat awnings in the front is a later addition and is reversible. The rear garage is original and appears to be in use. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,548 square feet. The house features 3 bedrooms and 1.25 bath. The total lot area is 5,400 square feet. Other improvements on the property include a detached garage.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002967.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1920 TRW Data Assessor

\* P7. Owner and Address:

Hengel Crystal L & Wilson Robert

2465 San Marcos Ave

San Diego CA 92104-5029

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2465 San Marcos Avenue, APN 539-032-02

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman Cottage

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]20 was the date of construction, with effective improvements dating from [19]21.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

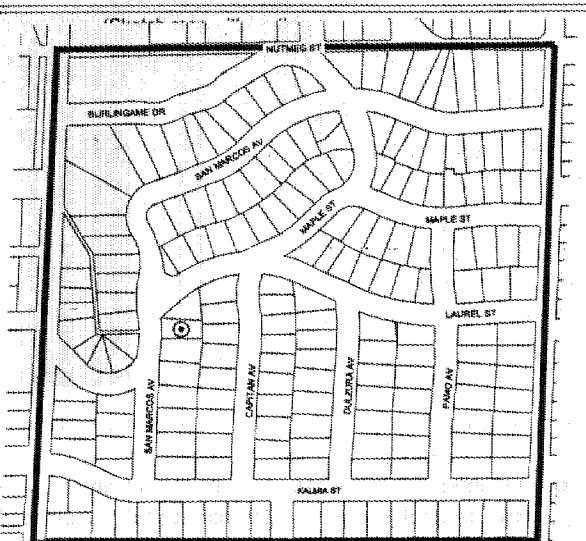
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Jone Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2502 San Marcos Avenue. APN 453-711-09

P1. Other Identifier: \_\_\_\_\_

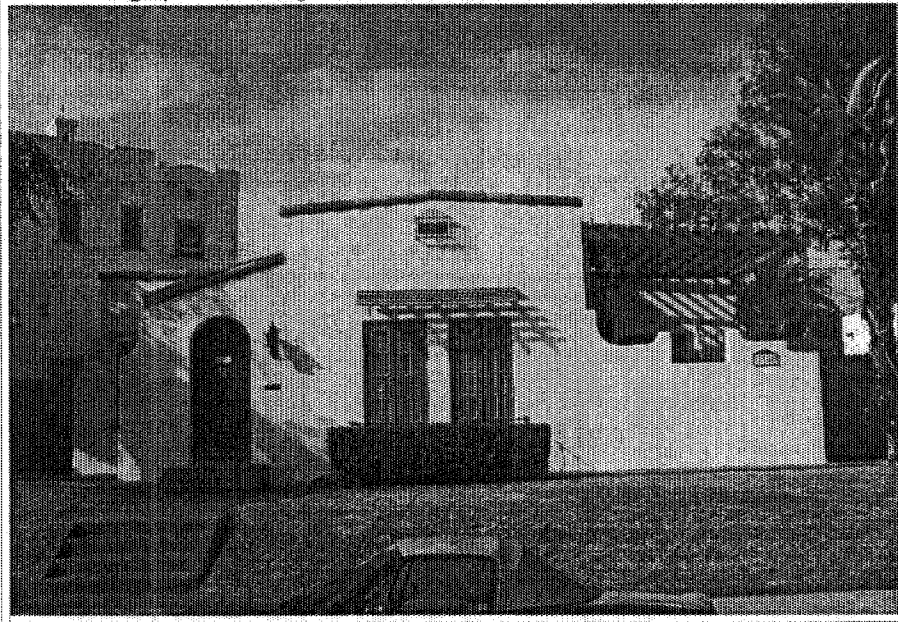
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2502 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 453-711-09; Legal Description: L9 BH TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1923 in the Spanish Colonial Revival style. The house is one story with an extremely low-pitch central roof with flat roofed side wings, parapet walls, false decorative buttresses, and a shed roof over the off-center entryway. The exterior wall material is light stucco. The recessed bay has double casement, multi-paned windows with a wood slat awning, and the central bay has two French doors with a wood slat awning. The house also features a high curvilinear garden wall with an attached pergola, an open courtyard with an entryway into the living room, and decorative wrought iron grills. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,135 square feet. The total lot area is 3,500 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002968.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1923 Covington, Donald

\* P7. Owner and Address:

King Michael W & Susan M

2502 San Marcos Ave

San Diego Ca 92104-5032

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2502 San Marcos Avenue, APN 453-711-09

B1. Historic Name: The Frederick Edwards House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1918 was the date of construction, with effective improvements dating from [19]192. Additional historical information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Charles N. Woodworth

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

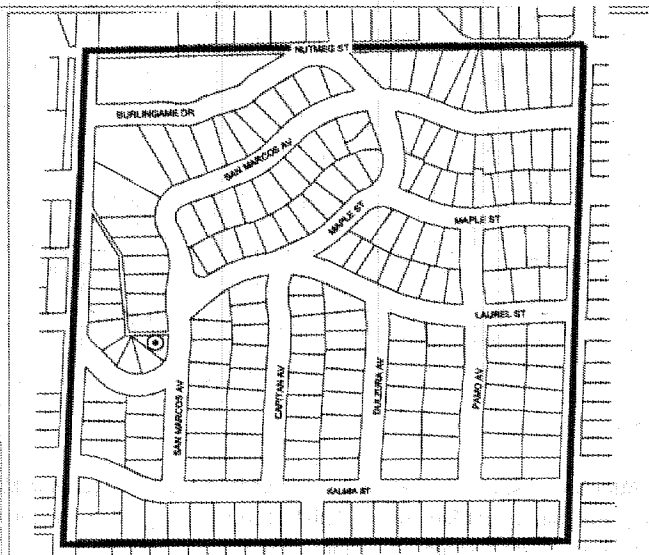
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2504 San Marcos Avenue, APN 453-711-10

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2504 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 453-711-10; Legal Description: L10 BH TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1924 in the Mission Revival style. The house is one story with a flat roof, parapet wall, a side chimney, and three bays. The exterior wall material is stucco. The house is symmetrical and has a centralized entryway, a tile covered porch supported by stucco brackets, a large circular vent above the entry, and a vertical pane glass door flanked by vertical pane sidelights. The outer bays have large fixed pane windows and false buttresses on the sides. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,272 square feet. The total lot area is 5,000 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002969.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1924 TRW Data Assessor

\* P7. Owner and Address:

Smaller Deborah

2504 San Marcos Ave

San Diego Ca 92104-5032

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\* NRHP Status Code 5D2

\* Resource Name or #: 2504 San Marcos Avenue, APN 453-711-10

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2506 San Marcos Avenue, APN 453-711-11

P1. Other Identifier: \_\_\_\_\_

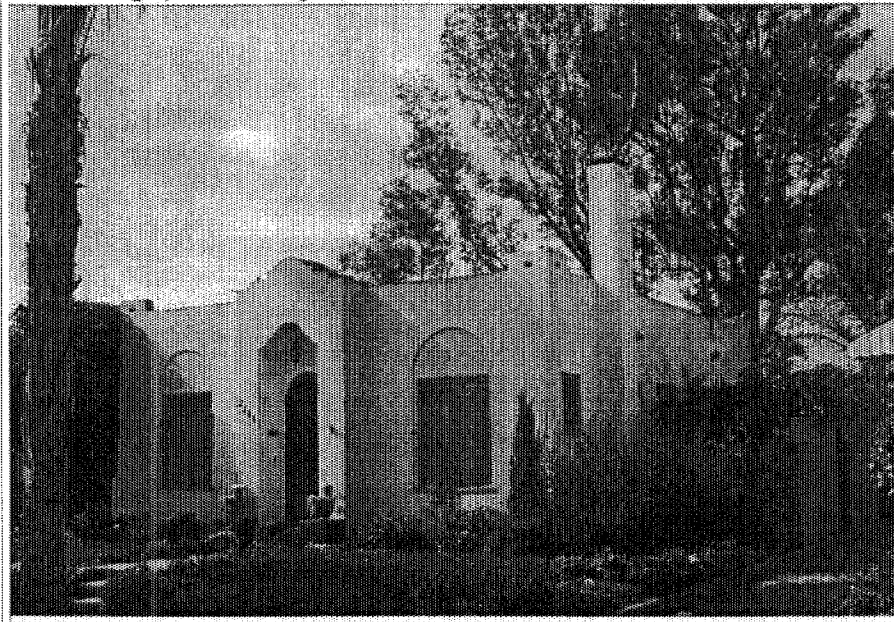
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2506 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 453-711-11; Legal Description: L11 BH TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1924 in the Mission Revival style. The house is one story with a flat roof, parapet walls, and three bays. The exterior wall material is highly textured stucco. The house features a projecting curvilinear entryway, a recessed arched door, and square windows set in a false arch. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 952 square feet. The total lot area is 5,600 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002971.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1924 Covington, Donald

\* P7. Owner and Address:

Ouellette Steven L

2506 San Marcos Ave

San Diego Ca 92104-5032

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2506 San Marcos Avenue, APN 453-711-11

B1. Historic Name: The George and Myrtle Heath House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1944 was the date of construction, with effective improvements dating from [19]194. Additional historical information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: George Lewis Heath

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

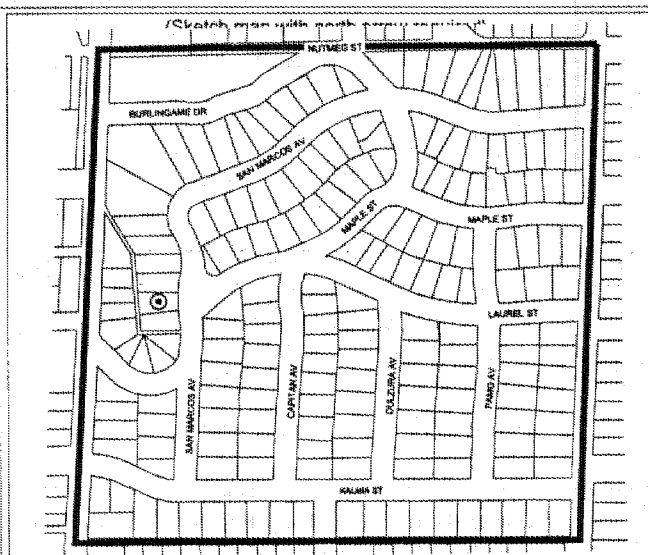
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2508 San Marcos Avenue, APN 453-711-12

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2508 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-12; Legal Description: L12 BH TR1402/POR L 13; Thomas Bros. Map Reference: 60-F5

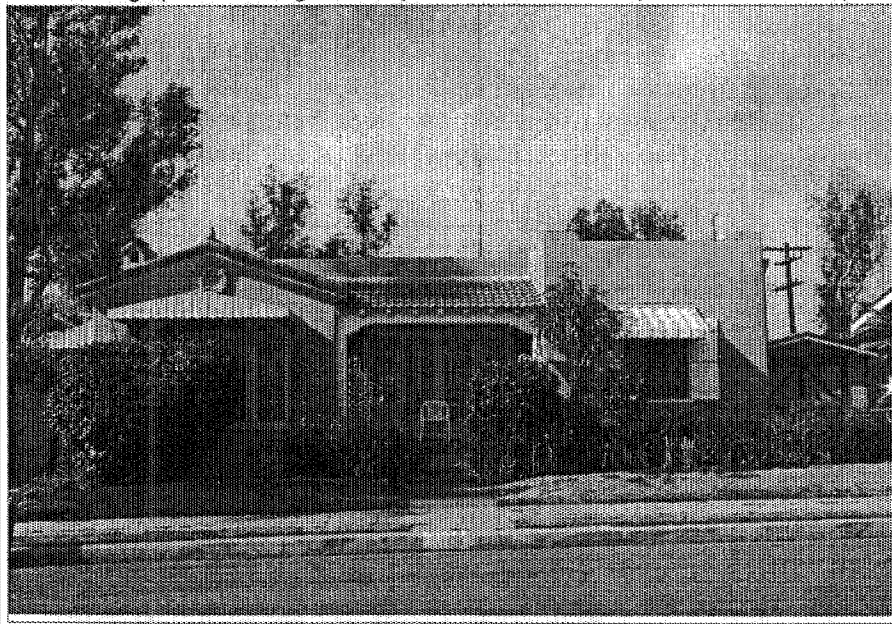
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1928 in the Spanish Colonial Revival style. The house is one story with three vertical divisions: a front facing projecting gable, a central flat roof and parapet wall with a shed roof porch, and a third projecting bay with a flat roof and parapet wall. The exterior wall material is stucco. The chimney is on the side of the house with a tiled gable cap. The central focus of the house is the French doors with multi-paned sidelights. The entry door is on the side gable and is not visible. The porch is supported by decorative wood posts and exposed rafters. The gable window is a large arched triple casement window with a fixed central pane. The projecting parapet has a jalousie window with a metal sash and full size shutters. All windows have aluminum awnings. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,379 square feet. The total lot area is 5,500 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002972.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1928 TRW Data Assessor

\* P7. Owner and Address:

Connors Suzanne J/So  
2508 San Marcos Ave  
San Diego Ca 92104-5032

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2508 San Marcos Avenue, APN 453-711-12

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1928 was the date of construction, with effective improvements dating from [19]192

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)

